STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,350.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2002.

Notary Public

MY COMMISSION EXPIRES: 05/15/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Williams Sanders	ABN Amro Mortgage Group, Inc.	Map: 150-266.00
(NAME) 3569 Mt View Ridge Drive	(NAME) P.O. Box 57068	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Irvine, CA 92619-7068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, THOROUGHBRED CONSTRUCTION, LLC, A LIMITED LIABILITY COMPANY, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER WILLIAMS SANDERS, MARRIED, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 3, Final Plat, Mt. View Subdivision, Section Two, as shown by plat appearing of record in Instrument No. 20010523-0053206, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Thoroughbred Construction, LLC, a limited liability company by Warranty Deed of record in Instrument No. 20020412-0045465 , Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants of record in Book 11272, page 811 as restated and amended in Instrument No. 20020108-0002714 and re-recorded in Instrument No. 20020122-008596; Charter for Homeowners Association in Instrument No. 20020108-0002713; Quitclaim Deed conveying Open Space in Instrument No. 20020129-0012295; Boundary Plat in Book 11190, page 65; Rights of Adjoining Owners in Book 6013, page 187; and, any and all matters as shown on plat of record in Instrument No. 20010523-0053206; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 3569 Mt View Ridge Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of June, 2002.

Thoroughbred Construction, LLC, a limited liability company

BY:

Steve Knox, Member

Davidson County DEEDWARR
Recvd: 07/11/02 11:01 2pgs
Fees:13.00 Taxes:552.60

20020711-0083496

STATE OF Tennessee

COUNTY OF Davidson

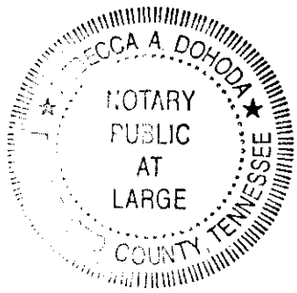
Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Steve Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Thoroughbred Construction, LLC, a limited liability company, the within named bargainor, a limited liability company, and that he as such Member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal, this 14th day of June, 2002.

Notary Public Rebecca A. Dohoda

My Commission Expires: 05/15/04

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217